#### NEW PUBLICATIONS.

HITCHCOCK ON SOCIALISM. POCIALISM. By ROSWELL D. HITCHCOCK, D. D. 12mo, p. 111. Anson D. J. Randelph & Co.

A popular view of several different phases of dern socialism is presented in this volume, which, without engaging in any profound disenssion of principles, illustrates certain aspects of the subject in a manner that may be considered at once opportune and instructive. The author commences with some judicious remarks on the inequality of condition in civilized life which suggests the most significant problems that different schools of socialism have attempted to solve. Inequality of social condition, he affirms, is a permanent fact in political economy, variable only in degree. If it could be got rid of to-day it would return to-morrow. Most of the causes of this in-equality are bkewise permanent. Mankind are not equal in endowments either intellectual or physical. In stamina of constitution, one is strong and another weak. In one man the brain is large and fine, in another coarse and small. One man is with the same chances, manages to lay up a surplus. Whether or not he has earned more he has saved more; this surplus is capital; and if every man had saved, labor and capital would never clash. This is irrespective of sickness and accident, and of those casualties which often plunge whole families into want, by striking down the husbands and fathers whose daily labor brought them their daily bread. But the greatest inequality is that which comes of Immoralities, intemperance, licentiousness, and wilful idleness. The greater part of all our paupers and outcasts may be ascribed to these three causes.

This inequality of condition, Dr. Hitchcock dethan it is at present, but it is greater now than it France is certainly better off than she was fifty years ago, and England is better off than she was twenty-five years ago. It would perhaps be safe to say that the tide has turned, that the inequality is now diminishing; but still the times are critical; The present civilization, although nominally Christian, is described by the author as essentially naterialistic. Its special task has been the subjugation of Nature. The result is great wealth. tion which, it must be admitted, cannot be wholly instified. The average European pensant of the fourteenth and fifteenth centuries was relatively better off than the average European peasant of the nineteenth century. In the words of Fronde, as nuoted by Dr. Hitchcock, the upper classes have more luxuries and the lower classes more liberty while in regard to the substantial comforts of life they are now further apart than they were then. The greater the wealth of the nation as a whole, the greater the inequality between its upper and its

Dr. Hitchcock does not hesitate to utter an exsocial inequality, which has thus far been increased, rather than diminished, by our advancing civilization. One need not be a Christian to contemplate it with pain and sorrow. It offends the most rudimental sense of human brotherhood. Socialism proposes the two cardinal questions of our day: How has it come about that children of the same family are so far apart in their fortunes? And what can be done to narrow, and, if possible, annihilate word, Dr. Hitchcock remarks, socialism is not a bad thing. It seems very much like philanthro-py, though with important differences. Philannity. Socialism concerns itself about the outward just to remark, is too unqualified, and as a rule does formers, and who demand the improvement of soof individual character.

The form of socialism called communism, as man-ifested in Paris seven years ago, in Pittsburg last tion are also limited. There can never be property year, and in Berlin during the present year, signifies | enough in the world for everybody to be rich. The wages without work, arson, assassination, anarchy. mass of mankind will get only a little more than But even this blood-stained and hideous spectre, | their daily bread for their daily labor. These sugwhich is so justly regarded with abhorrence, should not, as Dr. Hitchcock suggests, provoke us to be Hitchcock has not touched upon in the present flespisers of history. "Communism, in its essential genius," he remarks, "is not new, is not contemptible, is not abominable. It is a tradition, a philosophy, a gospel. As related to the tenure of landed property, it is one of the oldest traditions of the race. As a philosophy, it deals with those social and civil problems in regard to which man-kind have been always tue most decided, and the most at fault. Its Gospel, to be sure, has no God, only humanity-the fraternity of the fatherless, but it preaches social regeneration and promises a millennium." The last clause in this paragraph finds its correction in the statement of the author on a subsequent page, that of the fourteen communistic societies in the United States, numbering about 2,500 persons, all but one (the Icarians in Iowa) "have a religious basis." Nor is the assertion in harmony with the historical notices in which Dr. Hitchcock refers to the agrarianism of Moses, the pentecostal communism of the Apostolic Church, the communism of the monks in the early ages, which was "a good thing for Europe down to the time of Charlemagne." Plato, Sir Thomas More, and Fourier are also spoken of by the author as among the favorers of communism, but no one familiar with the writings of those philosophers can charge upon their systems the negation of Duity. Fourier, especially, was inspired with a deep conviction of the presence of God in the laws of the universe, the creation of man, and the development of history, so that his teachings are open to the criticism that they present a fancy of speculative theosophy, rather than a system of legitimate philosophy. Fourier, however, who is oddly enough classed with the communists, was no communist at all. His works include a vehement protest against the whole communistic idea, as contrary to all true principles of social science; his sharp polemic against St. Simon and Robert Owen is believed to have demolished their pretensions; while he firmly insists on the equitable distribution of profits among the three factors of production, labor, capital, and skill, as the cardinal feature of his industrial organization. It may be observed, in passing, that while no one can regard without admiration the eloquence and fervor of the author in the expression of his views, he sometimes neglects the "mint, anise, and cummin" of historical exactness, as, for instance, when he speaks of Laveleye-whose recent work on "Primitive Property" has called forth so deep an interest among the publicists of Europe-as "a writer in France," whereas Laveleye is a native of Belgium, and a Belgian university professor in the City of

The spread of communism in Europe, regarded in its radical and destructive aspects, is sketched with a rapid but vigorous touch. As proclaimed by its chief living apostle, Karl Marx, formerly a radical journalist in Prussia, now living in luxury as an exile in London, socialism demands the abolition of private property, the organization of industry under the management of the State, and the total destruction of the present form of civilization. The progress of the movement in this country is described as follows :-

as follows:—
In America we are getting the refugees: Frenchmen, diagnosted that Paris proposes no more barricades; Germans, willing to endure less science, if they may only find more safety; not much like those English refugees, so long ago, who said their prayers and saig their hymns on "the wild New-England shore." These new fugitives, too many of them, fly hunted by justice, or to forestall the hunt. In ordinary times, their bad breath would be lost in the fresh breezes of the Continent. Just now they speak to ears that listen for idle bands, to hearts that are aching at the cry of hungry mouths at home. Our Roman Catholic Irish workingmen, as hard pressed as any of us, are behaving much better than might have been expected; parily, no doubt, because our institutions are schooling them, and parily because they have more common sense of their own than they

had the credit of, but also, and largely, because their Church has denounced the agitators. Of strictly indigenous Communism, there is very little smoog us; and there would have been still less, but for the unparallele industrial paralysis of the last five years. It is out of place here; it suits neither our blood nor our secraphy. The Teutonic instinct of individualism, which, with other things, may be relied upon to carry Germany safely through the impending crisis in her history, belongs also to us as an essentially Teutonic people, and, with other things, one of which is an immense reserve of cheap, good land, may be relied upon to save us also from the crushing despotism of this new Social Democracy.

There would be no chance at all in America, the

There would be no chance at all in America, the author asserts, for red-handed communism. We have in the United States nearly 3,000,000 of landholders, firmly grasping the Continent, who will not be deprived of their acres. The true character of communism, as recently imported from France and Germany, need only to be presented to the "average American man" for the system to be rejected with indignation and disgust. This is well set forth

by Dr. Hitchcock in the following paragraph:

I have said that Communism is in the air. What is Communism? There is no mystery about it. It is simply the absorption of the individual in the community, the citizen in the State. The individual as such has no rights; the community has absorbed them all. What the community ordains, must be done, or endured. Not relations only, but employments, everything, must be determined by the State. Not only must everybody work, but everybody must do just the kind, and just the amount of work the community shall set him to do. In short, the State undertakes to do everything, of almost everything, which individuals and corporations now do. The State owns all the lands and all the houses; all the railways, factories and banks; and all the vessels. There is no more any private property or private business. No one shall even braid for himself, a palm leaf hat, or cobile his own shoes. If it be answered, that no one will wish to do any such thing for himself, having no occasion to do it, it follows that present motives to industry and economy will have ecased to operate. The inability to better one's condition will have extinguished the desire to do it. The right to do it will be no longer debatable. All freedom has perished. The critzen is nothing, the State is all; and, in a Republic, that all may be harely a mojerity of one, and that one carried chunk to the polis. One drunken voter may thus be master of us all. It is a monstrous doctrine. But we have got something more to do than how! It down. It is a philosoby Dr. Hitchcock in the following paragraph:-

was four hundred years ago, greater than it was one bundred years ago. Some writers contend that it is still increasing. But, in the opinion of the author, to money and capital in particular. On the special hallucination relating to capital, Dr. Hitchcock offers some suggestions which are alike original and forcible, as pregnant in matter as they are pungent in

cible, as pregnant in matter as they are pungent in manner:

But the one hallucination which most of all, perhaps, inflames the discontent and emplaity of Commanism, relates to capital. It is constantly talked of as if it were some mysterious nower, cut of sight like gravitation or electrically, but of tremendous potency, liable at any time to strike in avaianche or thunderboit. What is it? Simply surplus; that which is saved and goes over of what the farmer raises; that which is saved and goes over of what the farmer raises; that which is saved and goes over of the workman's wages. Any farmer may have cantial who will consume loss than be raises. Any mechanic may have it, who will spend loss than he carns. My dollar spent has to be carned over samm; I am no better off than I was before, and must go back to the field or shep. My dollar saved gets me ready for the rainy day. And my dollar saved gets me ready for the rainy day. And my dollar is as good as yours.

What may be called the chronology of capital, and the amount of it in existence, are also very wildly overrated. It is imagined to be a vast, almost hexchastible fund, that has been a very long time in accumulating. Great wealth, especially of mations, is supposed to have begun a long way back, like a great oak, or the delta of some great river. The wealth of England, for example, is supposed to be the growth of centures. But John Stuarf Mill bas asserted that a great part of it is only about twolve months old. And this cau cashiy oe proved. It is equally true of ourselves. Our principal crops are three; hay, gialn, cotton. The hay is fed to our cattie; in a Year is nearly all gone. The grain is divided between our cattle and ourseives; in a year that, too, is nearly all gone. The carnot lasts longer, but as cloth, not as crode cotton. Of our minerial, gold and silver of course are enduring, but the cop of them in our country is less than a quarter part as valuable as the hay crop. Iron lasis sometime, but wears out after a while. Coal is consumed about

The grand remedy for the existing evils of society. according to Dr. Hitchcock, is to be found in the thropy concerns itself about the whole nature, condition, and destiny of man for time and for etersocialism to solve the problems which have been environment, and ends with time. It overrates so- left unsettled by political economy. Still, as he arciety and underrates the individual; it overrates | gues, inequality of condition can never be wholly institutions and underrates men. It dreams of re- avoided in the relations between man and man. generating society, without regenerating the indi- We must not dream of an impossible abundance, vidual; or at all events it insists upon regenerating gathered without care or toil. For mansociety first. This statement of the author, it is but kind at large the surplus must always be small and the margin narrow. There can be not apply to the body of men in this country and in England who are sometimes known as social read strict economy. The bulk of mankind are very common people and always will be. The aristocsial organization only with a view to the perfection | racy of eminent ability will never be large, and great bankers and merchants are as rare as great in offering materials for their solution, and the man by whom the work shall be successfully accomplished will stand on record among the truest bene-

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#### Legal Notices.

CUPREME COURT, New-York County.—
The UNION DIME SAVINOS INSTITUTION of the CITY of NEW YORK planning, assumes FLDERENCE BAYAUD and THEODORE W. BAYAUD, her anaband: DELIA F. SEYMOUS, ELISHA BLOOMER, R. LAVINIAE BAYAUD, JAMES M. TURNER, J. R. SMITH, CHARLLES RESIDENCE MADERIAL BEOMER, R. LAVINIAE BAYAUD, JAMES M. TURNER, J. R. SMITH, CHARLLES RESIDENCE and ERNEST HENRICH, JOHN A. VAN SAUN, THOMAS GALWAY and FELIPE N. CASADO, defendanta.—Summons—To the above-named defendanta: You are hereby summoned to answer the complaint in this action, and to serve a copy of your answer on the plaintiff attorneys, at their office, No. 32 Park-place, in the City of New York, within twenty days after the service of this summons, exclusive of the day of service; and in case of your tailure to appear or answer, Judgment will be taken against you by default for the relief demanded in the complaint—Dated New York April 26, 1878.

Altiorneys for planniff, 32 Park-place, New York City.
Post Office address, Box 4,424, New York.
To FLORENCE BAYAUD and DELIA F. SEYMOUR: The foregoing summons is served upon you by publication, pursuant to an order of them. Charles bounding, Justice of the Supreme Court of the State of New York, dated the 30th day of sentember, 1878, and filed with the complaint in the office of the Cierk of the City and County, of New York, At his office in the new Court House, in said City and County, in said State.—Dated New York, September 30, 1878.

ANOUN, RITCH & WOODFORD,
Post Office for the new Court House, in said City and County, in said State.—Dated New York, September 30, 1878.

ANOUN, RITCH & WOODFORD,
Post Office for the Residual State.—Dated New York, September 30, 1878.

Of law 6WT.

SUPREME COURT—City and County of New York Residence of the City of New York City.

Of law 6WTe.—Supremented the supremented of the County of New York City.

Of law 6WTe.—Supremented the supremented of the County of New York City.

Of law 6WTe.—Supremented the supremented of the County of New York City.

Of law 6WTe.—Supremented

Office and Post-Order Islands agon your default to appear or answer the above aniamone, judgment will be taken against you for the sum of five hundred and eighty-two Union deliars, with interest from September 14, 1878, and with costs of that action.

PAYSON MERICILL, Plantiff's Attorney.

To the Defendant, WILLIAM II, PENNINGTON: The To the Defendant, WILLIAM H. PENNINGTON: The for going summons is served prop you by publication pursuant to an order of the Hon, George C. Barrett, one of the Justices of the Supreme Court of the State of New-York, cated the lettle day of October, 1878, and thet with the complaint herein in the office of the Clerk of the City and County of New-York, at the County Court House in that city.—Dated October 14, 1878.

PAYSON MERRILL, Plaintiff's Attorney.

SUPREME COURT.

In the Matter of the Application of the Attorney-General

THE NORTH AMERICA LIFE INSURANCE COMPANY.

To all persons having ary claims or demands of any name or
nature, either as policyhoiders in the above named corporation, or as other creditors thereof:

TAKE NOTICE, that by virtue of and in obedience to the
requirements of an order of the supreme Court of the State of
New York, made by Mr. Justice Landon at his chambers in
the City of Schenectady, on the 16th day of July, 1878, it tho
above entitled proceeding, and entered in the office of the
Cierk of Schenectady, on the 16th day of July, 1878, in the
above entitled proceeding and entered in the office of the
Cierk of Schenectady, on the 16th day of July, 1878, in the
above entitled proceeding to take proof of all claims made
against the above named corporation, either by policyhoiders
or by other creditors thereof.

Further take notice, that in obedience to the requirements
of again order, I, the undersigned Referce, will attend at No.
252 Broadway, in the City of New-York, at the office of Heary
R. Pierson, Receiver of said corporation, on the 29th day of
January, 1879, at 11 o'clock in the foreneous of that day, and
from time to time thereafter as such proceedings have been
learned, and will then and there proceed to take proof of all
claims and demands of every hame and mature against said
corporation, by policyhoiders or by other creditors thereof,
which may be presented; and that it will, mon such proof or
such claims, decide upon the legality and sufficiency of such
proof and claim.

Further, all the creditors of such corporation are required to
exhibit, and prove their claims and become parties to these
proceedings before the undersigned, on the day above designed,
and the piace aforesaid; and they in default thereof, all
creditors and policyhoiders thus defaulting, shall and will
be made in or under such degree.— fated July 22, 1878.

Jy25 26tTu

Aluffert PARSONS, Referee.

### Sales by Anction.

AUCTION NOTICE.

AUCTION NOTICE.

CONTINUATION SALE OF
TURKISH AND PERSIAN RUGS.

ARPET'S AND PORTIERS.

direct from Constantinople, to be sold without reserve. We will continue and conclude the sale of the balance of the invoice of the above a stelless consigned us by owner (from Constantinople), on THURSDAY. November 14. The major part of this sale is composed of the larger and better class of Rugs not reached in sale of last week. It will also include as nice assortment of Portiers, or boor Hangings, direct from Bugdad, Cashmere, Caramine, and other Eastern countries, and will offer opportunities to poure these rare articles, a contiterpart of which were on exhibition in the late Paris Exposition, where they sitracted great attento.

Among the Rugs and Carpets this offered will be found specimens in all sizes, patterns and qualities, being balance of shipment and consisting of lacasiad Crittons, Kerschire (Prayer Rugs), Carsmine, Carabagh (briayer Rugs), Cashmere, Daghesian (long), Carabagh (briand fine), &c., to be sold by order of the owner, being the entire balance of his consignent, as every article on the catalogus will positively be sold to the highest bidder. We cordually invite your presence.

Catalogue will be ready and goods on exhibition at our sales.

FIELD, MORRIS, FENNER & CO, Anctioneers.

465 and 407 Broome-st.

#### Bankrupt Notices.

THIS IS TO GIVE NOTICE: That on the 11th day of October, A. D. 1878, a Warrant in Bank-rupter was issued against the estate of JAMES J. O'DEA, of New-York, in the County of New-York and State of New-York, who has been adjudged a bank-rupt on his own petition; that the payment of any debts and delivery of any property belonging to such bankrupt to him or for his use, and the transfer of any property by him, are forbidden by law; that a meeting of the creditors of the said bankrupt, to prove their debts, and to choose one or more assignees of his estate, will be held at a Court of Bankruptey, to be holden at No. 152 Breadway, in the City of New-York, before Mr. Henry Wilder Allen, Register, on the 22d day of November, A. D. 1878, at 12 o'clock m.

LOUIS F. FAYN,
U. S. Marshal, as Messenger, Southern District of New-York.

# Machinern.

RELIABLE STEAM POWER TO LET. Well lighted, ventilated, clean and dry floors and rooms, with plety of space, running the entire length of the block. Apply on the premises, 325 Delancy et., near East liver, or of

THE SINGER MANUFACTURING COMPANY, 34 Union square, New York City.

#### Ocean Steamers

A MERICAN LINE FOR LIVERPOOL. CAN FLAG. Sailing every THURSDAY from Philad OHIO sails Thursday, Nov. 14, 11 a. m.

RED STAR LINE—TO ANTWERP.
Carrying the Belgian and United States Malia. Sailing semimonthly alternately from Philadelphia and New-York.
NED RIAND sails TUESDAY, Nov. 19, 12 m.
For sees of passage and other information apply to
PETER WRIGHT & SONS, General Acents,
annut-st. Philadelphia. 52 Broadway, New-York.
HN McDONALD Agent, 8 Battery-place, New-York.

ENERAL TRANSATLANTIC COMPANY,

BETWEEN NEW YORK AND HAVRE.

PER of Company (new) No. 42 North River, toot of Morton-st.

PERSIEE, Danre. Wednesday, Nov. 20, 1:30 B. m.

FRANCE Tracelle Wednesday, Nov. 20, 1:30 B. m.

LABRADOB, Sanglier Wednesday, Nov. 27, 8s, m.

Steamers marked thus \* do not carry sleerage passengers.

LOUIS DE BEBIAN, Agent, No. 55 Broadway.

GUION LINE,
UNITED STATES MAIL STEANERS,
FOR QUEENSTOWN AND LIVERPOOL,
FOR QUEENSTOWN AND LIVERPOOL,
NEVADA Leaving Pier 38, N. R., foot of Ring. st.
NEVADA Leaving Pier 38, N. R., foot of Ring. st.
NEVADA TUESDAY, Nov. 12, 6:30 a. m.
MONTANA TUESDAY, Nov. 13, noon.
WINTON'SI TUESDAY, Nov. 26, 7 a m.
WYOMINO TUESDAY, Dec. 10, 5:30 a. m.
NEV DA TUESDAY, Dec. 17, 11 a. m.
EF These steamers are built of iron, in wa er-tight compartments, and are furnished with every requisite to make the peasage across the Atlastic both safe and agreeable, having buth-room, smoking-room, drawins-room, plano and library; also experienced surgeon, stewardess and caterer on each steamer. The state-rooms are all on deck, thus insuring those greatest of all luxuries at sea perfect ventilation and light.
CABIN PASSAGE (seconding to state-room), \$50 to \$80.

light.

CABIN PASSAGE (secording to state-room), \$80 to \$80;
INTERMEDIATE, \$40: STEERAGE, \$26.

OFFICE, No. 29 BROADWAY.

WILLIAMS & GUION. HAMBURG American Packet Company's Line
for PLYMOUTH, CHERBOURG, and HAMBURG.
POMMERANIA... Nov. 14 | GELLERT.... Nov. 28
SUEVIA...... Nov. 21 | FRISIA... Dec. 5
Hates of passage to Plymouth, London, Cherbourg, Hamburg, and all points in England, Scotland and Wales; First Cabin, gold, \$400; Steerage, currency, \$30.
KUNHARDT & CO... C. B. RICHARD & BOAS,
General Agents... General Passenger Agents.
61 Broad-at., New York.

NMAN LINE. ROYAL MAIL STEAMERS. 

able terms.
STEERAGE, \$28, currency. Drafts at lowest rates.
Salce's, state rooms, smoking and bath rooms amidships.
These steamers carry meither earth, sheep nor pags.
JOHN G. DALE, Agent, 31 and 33 Broadway, N. Y.

NEW-YORK AND HAVANA DIRECT MAIL
These first-class steamships sait regularly at 2 p. m. from
Pier No. 13, North filter, as follows
Steamship
Steamship Santhago De Cuba Wednesday, Nov. 16
Steamship Santhago De Cuba Wednesday, Nov. 27
Accommoda ions unsurpassed. For freight or passage apply to
WILHIAM P. CLYDE & Co., No. 6 Bowling green.
McKelller, LULING & Co., Agents in Havana.

NEW-YORK, HAVANA and MEXICAN
Steamers leave Pier No. 3 North River at 3 p. m.
FOR HAVANA DILECT and VERA CRUZ.
Calling at Frogresso, Campeachy and Frostera.
CITY OF WASHINGTON HAVANA ORIGINATION 14
CITY OF MEHIDA. Saturday, Nov. 16
CITY OF NEW YORK
Steamer leaves New Oricans Nov. 16 and Nov. 27 for Vera
Cauz via Matamoros, Havana, Tampleo, Tuxpan, connection
wite steamer for New York and above porta.
F. ALEXANDRE & SONS, Nos. 3 and 38 Broadway.

NORTH GERMAN LLOYD
STEAMSHIP LINE BETWEEN NEW-YORK,
SOUTHAMPTON AND BREMEN.
COMPANY'S PIER foot of SECOND-ST, HOBOKEN
MOSEL. Sal. Nov. 16 DONAU. Sal. Nov. 30
ODER. Sal. Nov. 26 BEIN Sal. Dec 7
RATES OF PASSAUE from NEW-YORK to SOUTHAMP.
FIRST CABIN. \$100 gold SECOND CABIN...\$00 gold
Return tickets at reduced rules. Prepaid steerage certificates, \$30 currency.

cates, \$30 currency.
For freight or passage apply to
OELRICHS & CO., 2 Bowling gr PACIFIC MAIL STEAMSHIP COMPANY.
Sailing from Pier foot Canal-st. North River.
For SAN FRANCI CO via ISTHMUS OF PANAMA,
Steamship COLON, Wednesday, Nov. 20, noon.
Connecting at Program for Central and South America and
Mexico, and at San Francisco with O. & O. S. S. Co.'s
Steamship OCLEANIC, esting Treesday, Dec. 17, noon.
From San Francisco for Japan and China
Steamship CITY OF FOKIO, Tuesday, Dec. 3, noon.
Steamship CITY OF FERING, Sat. Jan. 4, 1870 noon
From San Francisco to Hondulu, New-Zealand, and
Australia
Steamship AUSTRALIA, Monday, Nov. 25.

UNITED STATES AND BRAZIL MAIL
STEAMSHIP LINE.
FOR ST. THOMAS, PARA, PERNAMBUCO, BAHLA,
AND RIO DE JANELRO, Connecting at ST. THOMAS with German sicamers for PORTO RICO and SPANISH
MAIN, The new first-class from steamship CITY OF PARA,
Capitain Carpenter, will sail for the anove ports on THULE
DAY, Dec. 0, at 12 in. Freight at low rates taken for the
above ports. No freights received after 3d. Freight must be
paid in advance. Freight received at all times at Roberts'
Dock, Brookiyn.
INSURANCE LOWER THAN BY ANY OTHER LINE.
SHIPPERS DESHRING INSURANCE CAN REFEUT
SAME UNDER OUR OFEN POLICY.
Eor freight energoments, or passage, having elegant accommodations, apply to C. H. MALLORY & CO., Agents.
Office, Pier 20 Kast River.

RIVER.

These steamers are uniform in size and unsurpassed in appointments. The Saloon, State-rooms, Smoking, and Bathrooms are placed amidships, where the noise and motion are least felt, allording a degree of comfort hitherto unattainable at sea.

at sea.

RATES—Saloon, \$60, \$80 and \$100, gold. Steerage, \$28. Re.
turn teckets on favorable terms.

These steamers carry neither cattle, sheep, nor pigs.
For inspection of tlans and other information apply at the
Formany's Offices, No. 37 Broadway, New-York, or 140 Walnutst. Philadelphia.

R. J. CORTIS, Agent.

#### ficaters.

THE CRARY CLAY HEATER. FOR USE IN

PUBLIC BUILDINGS AND DWELLINGS TALL RADIATING SURFACES FIRE CLAY.

Acknowledged by the medical profession to be the healthlest and superior to any now in use. Produces pure, moist atmosphere. Saves 25 per cent fuel. Very durable. Cannot rust or corrode. No gas.

Address B. KREISCHER & SONS, Foot Houston-st., East liver.

Or OLIVER BRYAN.

#### Alarbie ano Blate Mantels.

A TTENTION!—Now is the time to purchase
SLATE AND MARBLE MANTELS.
Prices never as low. Slate steps and risers, and all kinds of
slate work.
50 Union square, N.Y. (4th-ave, and 17th-st.) TO OWNERS, ARCHITECTS and BUILD-FISHER & BIRD, 97 to 103 East Houston at.
Artistic Chimney Pieces in every variety of marble; latest designs ready for inspection.

#### Miscellaneous.

FOR SALE-Mirror, gilt frame, latest pat-FUR SEAL SACQUES re-dyed in the best manner; dark-st shade and highest lastre, and length-ened out with seal, ofter, beaver or Alaska sable; time for re-dyeing ten days. Apply at 33 Howardst, inear Broadway), or at the factory 44 and 46 Steuben-st., Brooklyn.

E. C. BOUGHTON,
SS Howard-st.

200 WEST 24TH-ST., first high stoop from 200 7th ave.—Presamaker, starting business, will make walking suits from \$7 to \$10, and trains from \$0 to \$16; abase of train unsurpassed; dresses remade equal to new, unquestionable specimens shown; references.

#### City Droperty Co Let.

FOR RENT-\$30 a month-house with 11 rooms; gas; water; heater; large garden and stables 158th-st, Terrace-place, Melrose. TWO ELEGANT APARTMENTS, 265 West 25th.st.; moderate; near play-ground; fine location or small refined families. WINCHESTER APARTMENT HOUSE, No. 1,244 Broadway.—An elegant flat, containing 8 rooms on second floor; several single rooms on 4th floor at very low rates.

#### Brookinn Property Co Let.

\$20 PER MONTH-To a careful tenanthandsome three-story brick house, 20 feet wide; all improvements; Hawthorne-st., third house from Flatbush-ave, close to Prospect Park; key next door. ROBERTS, WALKER, 496 Broadway, N. Y.

#### Country Droperty Co Let.

COTTAGE and FIVE ACRES at GARRI-SON'S, opposite West Point Address FISHKILL SAVINGS BANK, Fishkill, N. Y. FLORIDA.—TO LET, at St. Augustine, cottage, 14 rooms; oranges, boating, fishing; on river; beautiful grounds.

M. DANIELS, 9 Aster House. M. DANIELS, 9 Astor House,
M. DANIELS, 9 Astor House,
M. ONTCLAIR.—To let, furnished or unfurnished, for six months or year—handsome cottage residence; 13 rooms; modern improvements, with stable and
grounds in fine order; views of New-York and intervening
country. Address M. K., Tribune Office.

TO RENT-Furnished cottage; 8 rooms; for board of Rector. Address Rector, Cornwall, Orange Co.,

WEST ELIZABETH, near Depot.—Nearest desirable suburban locatity, on best line of travel out of lower New York; only 40 minutes; several express trains; cheap fares; growing neighborhood; house has eight sleeping rooms; wide halls and plazzas, gas, water, bath, closets, heater, range, tubs; large garden with vines, fruits, flowers, heater, range, tubs; large garden with vines, fruits, flowers, heater, range, tubs; large garden with vines, fruits, flowers, heater, range, tubs; large garden with vines, fruits, flowers, beater, range, tubs; large garden with vines, fruits, flowers, beater, range, tubs; large garden with vines, fruits, flowers, beater, range, tubs; large garden with vines, fruits, flowers, which was a serial content of the property of the prope TO PER MONTH for seven room and attice of the cottage; best neighborhood at RUTHER FORD; forty mingtes by Eric Reliway from Chambers-et R. S. WALKER, 409 Broadway.

#### REAL ESTATE.

The following sales were held at the Ex-

RECORDED REAL ESTATE TRANSFERS. NEW -YORK CITY.

RECORDED ASSIGNMENTS OF MORTGAGES.

## Gity Real Cstate tor Sale.

A GREAT BARGAIN.—For sale—An elegant 21-foot house, four-story, brownstone front, in perfect order; extension and all improvements; in one of the best blocks uptown, between 5th and 6th-aves, to a first-class party; agents will please not apply. P. O. Box 4,188. FOR SALE or EXCHANGE — A valuable atore property, 203 and 208 Wooster-st. W. E.CORNELL Whitehall-st.

FOR SALE—Three story basement brown-atone houses, wide atreet, entrance to Park; convenient to Third Avenue Elevated Railroad; lot 17x102; title per-fect; terms easy; price \$8,500. Apply on premises, No. 340 East 70th-et.

### Country Real Estate for Sale.

Fine RESIDENCE for SALE at Queens, I. J. -l. arge mansion, good outbuildings, splendid shade, lawn and fruit; 25 acres land, first quality, near depot.

FOR SALE, or I will exchange for Nebraska land, a valuable farm on Long Island. Address E. H. WINCHESTER, 504 3d ave., Brooklyn, or H. S. WELLS, Wading Byer, L. I. FARMS for SALE.—South Oyster Bay, 200

Lacres: fine mansion and large water front: Westchester

acres: fine mansion and large water front: Westchester

learner, fine front mansion from the fight of the first land, file acres (water front), fine sightly bruie; all very

cheap for each (circulars) also smaller places with water privalege. Macomber & Richardson, 329 Cumberland st., B klyn

FOR SALE.—A valuable Water Power and MILL PROPERTY,
Will be sold very low and on easy terms, or exchanged free dineumbrance, on a fair basis, for New-York, Brooklyn or need by readence. Photograph at our office. H. C. HARDY & SON, 10 Wallst.

ABSOLUTE SALE of

VALUABLE STORE PROPERTY on CHURCH, MURRAY and WARREN STS.

# By order of the Executors, ADRIAN H. MULLER & 808 rill seil at auction on THURSDAY, November 14, 1878, at 2 o'clock, at the Exchange Salesroom, No. 111 Broadway, inder the direction of Herman D. Aldrich and Samuel WP

The extra sized five-story brown stone front stores (with basement and sub basement), and lots on the easterly side of Church-st., running through from Murray-st, to Warren-st, and known as No. 29 MURRAY-ST, and No. 33 WARREN-ST., all but a small portion of the land being in fee.

MURRAY-ST.—The five-story brown stone front store (with basement and sub-basement) and lot, No. 21 Murray-st., north side, between Broadway and Church-st.

Sate absolute; 50 per cent on bond and mortgage at SIZ per cent.

Attorneys for Executors, No. 88 Nassmat.

Mups at the Auctioneer's office, No. 7 Pine-st. (7696)

CXECUTORS' SALE of VALUABLE BULLDING LOTS on MADISON.AVE ADRIAN H. MULLER & SON will sell at anction on THURSDAY. NOVEMBER 14, at 12 o'clock, at the Exchange Salestoom, No. 111 Broadway, by order of the executors of Issae Young.

range 8 west.

For maps and full particulars apply to the auctioneer, or to
CHARLES H. GLOVER, esquire, counsel for the executors,
No. 99 Nassan-st.

(7689)

WANTED-First-class house, in first-class properly will be given.
RULAND & WHITING, & Beekman 41-

FOR SALE or LEASE—The four-story stores 16 Cuff and 241 Pearl-sta. (between Fulton and John), 28 lect on each; depth 197 feet. Address. Address. OWNER, Box 99 Post Office.

AN ELEGANT COUNTRY RESIDENCE at Nyack for sale at one-third its cost. RULAND & WHITING, 5 Beekman-st.

FOR SALE—6,000-ACF FARM IN Kansas improvements cost \$37,000 cs \$90,000 in light take other property in part trade. 6. ETT & THOMASSON, Real Estate Agents, Chicago, III.

ESTATE of WILLIAM SPENCER, deceased

man, jr., esqs., Executors. CHURCH, MURRAY and WARREN.STS.

gage.
Also at the same time and place 619 acres of land in Mont-calm County, Michigan, being section 27, town 9 north,

No. 99 Nassau.st. (7689)

EXECUTORS' SALE, on THURSDAY, No. 12 vember 14, at 12 o'clock, at Erchange Salesroom, 11 Broadway, premises 33 BOWERY, 230 EAST 15 TH-ST. and leasehold SOUTHWEST CORNER TRITADAYE, and 15 TH. ST., will be sold by anction to close extate of Dr. Joel S. Ostman, deceased. Jesse A. Marshail and Wm. J. Hughinson, executors. For maps and information apply to Peter F. Megos, suctioneer, at salesroom, or Townsend Wandell, attorney, 29 Broadway.

MORRIS WILKINS, Auctioneer.

By order of the Supreme Court.

LOTS ON

818T AND 82D-ST8,

Between 8th and 9th-aves.

E. H. LUDLOW & CO.

Will sell at anotton on

THURBDAY, NOVEMBER 14, 1878,

at 12 o'clock, at the Exchange Salestroom, 111 Broadway, Xi.

Y., sale under the direction of E. B. Shafer, esq. referee,

WEST 818T-ST-Thuse lots, north sile, 450 feet west of Sizere, running through to Size 8. (maxing six lots, each 23, 102.2 feet). These lots are free from rock and opposite Manhattan square, nearly as valuable as Sth-ave, lots.

Mesers. BRINSMADE & HOLEROCK,

Plaintiffs Altorneys,

Maps. &c., at the office of the auctioneers, No. 3 Pinester, No. 3 (993)

change Salesroom to-day:

5 4-story brown stone houses with lots, Nos 57 to 65
East 130th-st, n s. 196.3 ft w of 4th-ave, each lot
18.9.x99.11: B 8 Tracy

By E. F. Raymond.

3 5-story brick flate with plotof land, Nos 156 to 160
West 20th-st, s. 103 ft e of 7th-ave, plot of land,
63.4x93.10; Louis C Failer.

By Scott & Muerz.

2 3-story brick dwellings with lots, Nos 117 and 119
East 113th-st, n a, 182 ft e of 4th-ave, each lot 18x
100.11; A T Gillender.

12 -story frame building with lot, No 418 East 120th8t, s. 200 ft e of 1st-ave, lot 25x100.10; Elizabeth
V Egbert.

1,000

RECORDED REAL ESTATE TRANSFERS

NEW-YORK CHT.

Suffolk-st, e.s., 159.7½ th 0. Grandest, 33.10½/10.7;
James Willcox and wift. to Rosina Pease and others, executors, etc.

130th-st, n.s., 203.9½ fe of Madison-ave. 56.3×100, and also s.s. 129th-st, 140 ft wof 4th-ave. 25x99.11 (partly furnished); Joseph Luttonschlager and wife to Cornelius W Van Voorhis.

2d-ave, w.s., 98.7 ft.s. of 45th-st, 24.4x99xirregular;
Frederick Swarts, referee, to Wilhelm Schroeder.

2d-ave, w.s., 98.7 ft.s. of 45th-st, 24.4x99xirregular;
Frederick Swarts, referee, to Wilhelm Schroeder.

20th-st, n.s., 209.10 it wof 7th-ave. 23.5x18.9; Adm.

C Rintelen and wife to Leonard Rintelen.

38.00

800

815th-st, n.s. 209.10 it wof 7th-ave. 23.5x18.9; Adm.

2th-st, n.s., 75 ft e of 1st-ave. 19x1-2.2; Henry Oppenher and wife to Agnes Boswald.

34th-st, n.s., 75 ft e of 1st-ave. 19x1-2.2; Henry Oppenher and wife to Agnes Boswald.

34th-st, n.s., 75 ft e of 1st-ave. 19x1-2.2; Henry Oppenher and wife to Agnes Boswald.

34th-st, n.s., 75 ft e of 1st-ave. 19x1-2.2; Henry Oppenher and wife to Agnes Boswald.

34th-st, n.s., 75 ft e of 1st-ave. 19x1-2.2; Henry Oppenher and wife to Agnes Boswald.

34th-st, n.s., 75 ft e of 1st-ave. 19x1-2.2; Henry Oppenher and dive others to Andrew Glisey.

25th-st, n.s., 75 ft e of 3th-ave, 12x99.8; also n.scor Lexington-ave n.w cor 64th-st, 60.5x80; also n.scor Lexington-ave and 64th-st. 60.5x80; also n.scor L

RECORDED LEASES.

Vanderveer, John A. executor, etc, to Charles Smith,
No 217 William st, 3 years, at annual rent of
Waldhelmor, Marches J to Anna Betz, No 146 West
43d-st (completely furnished), 3 years, at annual
rent of.
3,600

SMOKY CHIMNEYS CURED; 30 days' trial; no cure no pay: Patent Ventilator; State rights for sale, Hull, Grippen & Co., 3d-ave., below 24th-st., New-York.

A CHEAP HOME.—For sale, a good, wellbuilt frame house and lot. The lot is 25x190 feet. The
house is two stories, and contains 6 rooms: in the rear of
the house, is a small building suitable for a carpenter's shop,
or a furniture maker. The house is on Staten Island, N. Y.,
and about 10 minutes' walk from clitton Landing. The property can be bought for \$1,200; part of the purchase money
can remain on mortgage. Address R. A. L., Rox 43, Tribune
Office.

HUDSON RIVER PROPERTY for SALE of RENT.—The most attractive, completely furnished and charmingly situated resmence in the "Queen City of the Rudson." Also ten acres, beautifully located on river bank, near Milton, with a cosey cottage, barn, fruit, &c.

N. WRIGHT, 22 South Liberty-st., Poughkeepsie, N. Y

Auction Sales of Real Estate. ADRIAN H. MULLER, Auctioneer.

deceased.

MADISON-AVE., BETWEEN 111TH AND 112TH-STS.,
10 lots on Madison-ave., comprising the entire easterly front
between 111th and 112th sts. Two-thirds on bond and meri-

tionses and farms Wanted.